

Spring 2022



Rural Housing Enablers

Rural homes ... for local people

Success
Delivering
Affordable
Homes

As we approach the end of 2021/22 we remain focused on delivering affordable homes for local people despite the challenges of increased costs, the impact of labour shortages within the construction industry, and rising land values and house prices. All these things have inevitably slowed the build out rate of our affordable housing pipeline.

The good news is that, as we emerge from the pandemic, we have been able to pick up discussions with Parish Councils, as they resume 'business as usual'; and we have resumed face to face meetings with landowners to discuss sites and opportunities. We are grateful to our RP partners who have persevered on schemes and completed new homes during the challenges of the past few years.

Q3 Monitoring

DELIVERY UPDATE

The RHE Team continue to work with local communities and partners to deliver new affordable homes, either through Rural Exception or Section 106 sites, or Community Led Housing projects; there were 156 rural affordable housing completions at the end of quarter three. Please get in touch with us if there is anything that we can help you with, from Housing Needs Surveys to site identification and pre-application advice - we'd love to hear from you (our contact details are at the end of the Newsletter).

COMPLETIONS YEAR TO DATE 2021/22

	Total	Q1	Q2	Q3	Q4
Forecast Affordable housing completions	376	17	14	98	247
Actual affordable housing completions	156	39	53	64	

The RHE Programme for 21/22 has now delivered 156 completed affordable homes up to the end of December 2021. This compares to 212 completed homes at the same time last year. The majority of the homes delivered are for affordable rent (71), with 61 for shared ownership. A total of 10 Registered Providers

and some local authorities make up the list of partners that have delivered homes to date. Together, by the end of the financial year, we are forecasting 376 completions - which is in line with last year's total of 371 completions. This is encouraging news.

BREAKDOWN OF COMPLETIONS BY LOCAL AUTHORITY AND NATIONAL PARKS

LA	Completions forecast	Completions actual	% Actual v forecast
Craven	132	28	
Hambleton	11	8	
Richmondshire	8	8	100%
Ryedale	74	36	
Scarborough	33	36	
Selby	14	14	100%
East Riding	104	26	
TOTAL	376	156	

National Park	Completions forecast	Completions actual	% Actual v forecast
YDNPA	24	24	100%
NYMNP	18	12	
TOTAL	42	36	

AROUND THE PATCH...

EAST RIDING

Broadacres about to secure planning approval in Skipsea, East Riding

An important site in the centre of the village of Skipsea is about to gain planning approval for nine units for affordable rent. On the site of an old farm, in the Skipsea conservation area, the site is close to the remains of the important Norman fortifications of Skipsea Castle.

The homes (five two bedroomed dormer bungalows and four two/three bed family houses) will be developed primarily to rehouse families threatened by coastal erosion on the unstable North Sea cliff edge a mile or so away. Any surplus units will be allocated to people in general housing need across the village as a whole. A housing needs survey has demonstrated that the village has considerable unmet needs.



Broadacres has been working on the scheme for two years. Andi McLoughlin, Development manager at Broadacres, commented 'we welcome this milestone in progressing the scheme and look forward to continuing to work with the community on the provision of much needed affordable housing'.



RICHMONDSHIRE

West Witton has been worked up in partnership with Hartforth Homes (local construction firm), Broadacres, Richmondshire District Council providing support from the RHE and funding, and YDNP.

From its starting point in 2010, with a Housing Need Survey, the homes are now complete and final sales are being processed! The scheme was driven forward by Hartforth Homes owner, Charles Smith, in partnership with Broadacres. This has delivered nine market homes and eight affordable homes (two for rent and six for affordable home ownership).

HAMBLETON

Burneston Community Led Housing Project completed in February 2022, this is a truly collaborative partnership project with all partners playing equally important parts. The Partnership includes:

- The Matthew Robinson Trust as trustees of the properties;
- Broadacres acting as Development Agents, they will also manage the properties on behalf of the Trust;
- Hambleton DC providing funding and support from the RHE;
- Local builders, Moodys, taking such care and devotion in the construction works;
- The Almshouse Association and Homes England, both of whom provided grant funding; and
- The Charity Bank providing the mortgage.

This project has delivered refurbished two grade 2* listed properties, created a one bed property and refurbished the Old School Masters House into a high quality four bed family home. These properties will all be rented at an affordable rent and have all been allocated to local people. There is an official opening on 29th March 2022.

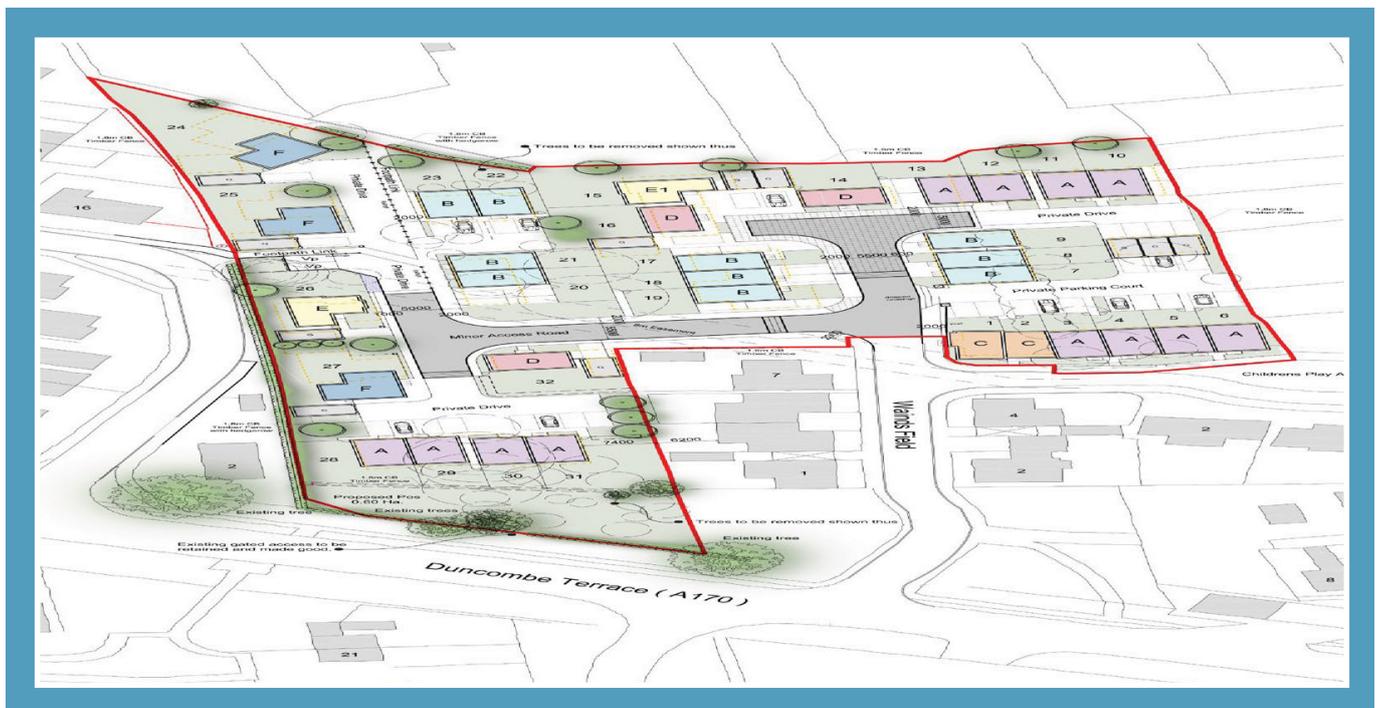
RYEDALE

Wains Field, Kirbymoorside

A new affordable housing provider in Ryedale called Rentplus is about to take ownership of seven new build properties on a site in Kirbymoorside. The Section 106 site at Wains Field consists of 25 market homes and seven affordable properties and is due to complete at the end of February 2022.

Under the model, tenants move into a brand new home with long term, secure tenancies of five to 20 years. They pay an affordable rent meaning they can save towards a deposit each month and have time to clear any historical debt issues that may prevent them from being accepted for a mortgage.

The scheme at Wains Field consists of five three-bedroom and two two-bedroom houses. Rentplus-UK are planning an official opening ceremony for the properties soon.



SELBY

In Selby District we are re-looking at sites within Cawood Parish to deliver ten homes including those that have been rejected as part of the new local plan. Work is also underway with Parish Councils on Housing Need Surveys in:

- Womersley,
- Hensall
- Stillingfleet.

SCARBOROUGH

Endeavour Close, Staithes

This rural exception site in Scarborough completed in December 2021. The 12-unit scheme is in the North York Moors National Park on the east coast about 10 miles north of Whitby.

This £2 million scheme is situated on the eastern edge of Staithes adjacent to Captain Cook's Close. A housing needs survey identified need in 2015 so a tour of the village was organised by the Rural Housing Enabler to identify a suitable site. Once the site was chosen, two open events were held so that the local community could find out more about the proposal. The scheme received good support with more people registering a housing need at a further two events in the parish.

The scheme has been developed by York Housing/Karbon working with Gus Robinson Construction and provides four one bedroom flats, two two bedroom bungalows, four three bedroom houses and two two bedroom houses all for rent.



The scheme was praised by the Parish Council and it meets both the National Park's and Scarborough Council's strategic priorities, ensuring local rural villages remain viable and sustainable for future generations. An official open event is planned for spring 2022.

Pipeline of schemes across the patch...

HAMBLETON

Ingelby Arncliffe is now approved for 18 affordable homes from affordable rented to affordable home ownership, ranging from one bed quarter homes to two bed bungalows and three bed family homes. This project is being driven by Beyond Housing and supported by the Neighbourhood Plan, and Homes England, with Hambleton DC providing funding and support from the RHE. Start on site anticipated imminently.

Shipton by Beningbrough - a housing need survey has identified a need for affordable homes in the parish, a willing landowner has offered a site and Broadacres are looking at the project in line with the identified need, what will fit on the site, and Local Plan policies. The Parish Council is supporting the scheme.

Osmotherley has seen a rise in issues relating to visitor parking since the first lockdown and the increased desire of people to access the countryside. NYMNPA and the Parish Council contacted Hambleton's RHE to undertake a feasibility study to gauge the level of concern from residents, see how many car parking spaces were needed and see what sites were considered to be suitable. Those in need of affordable housing were also asked to participate in the survey. Two possible sites were identified, a willing landowner has come forward and further research is being undertaken to progress matters.

RICHMONDSHIRE

Work is underway to identify possible RES opportunities in North Richmondshire and the National Park areas of Richmondshire. A number of landowners have been contacted and meetings are pending.

RYEDALE

An open day was held in September 2021 for a Rural Exception Site at Swinton. There is community support for this site, and York/Karbon are now working with the Parish Council on plans for a 19 unit scheme.

SCARBOROUGH Community Led Schemes

Lealholm - (8-10 units) Broadacres working with the Trust and consultants on a layout for this scheme.

Goathland - One cottage to be converted this year. Started on site and due to complete in May.

Rural Exception Sites

Staites - 12 units completed in Dec 2021. Possible open day in spring 2022.

Snainton - a planning application submitted to Scarborough BC for 20 affordable and four market homes.

Other RES in the pipeline include Danby (13 units) and Robin Hood's Bay (13 units), Grosmont, Egton and Hawsker.

SELBY

Work is ongoing to identify future Rural Exception Sites across Selby District in North Duffield, Stutton Cum Hazelwood, and Fairburn.

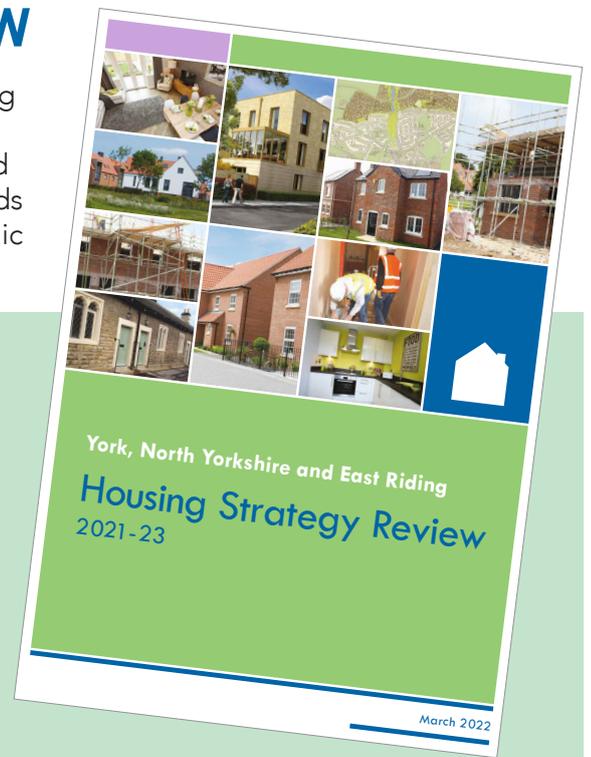
The RHE is contacting all rural Parish Councils to gauge support for future housing need surveys to identify need for affordable housing. Positive discussions are underway with Womersley, Kirk Smeaton and Beal to date.

YNYER HOUSING STRATEGY REVIEW

In December 2021, Housing Board approved the Strategic Housing Review for York, North Yorkshire and East Riding. The Partnership remains committed to its vision of 'enabling more new homes, and for all housing to be of a quality, type and size that meets the needs of our urban, rural and coastal communities and supports economic growth'.

To do this we need to:

1. Maintain current levels of housing supply whilst increasing the quality of new homes.
2. Increase the supply of affordable housing.
3. Tackle homelessness.
4. Meet housing needs, including those of vulnerable households and those with specific needs.
5. Ensure that people have a decent home to live in that facilitates their health and wellbeing.

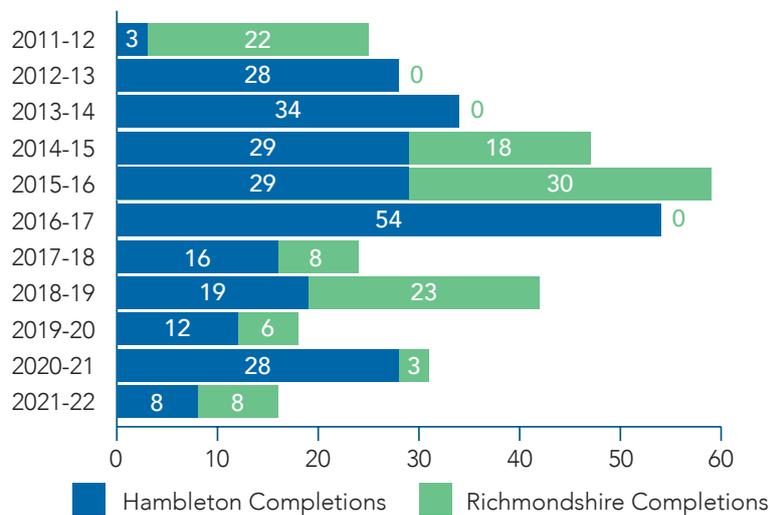


This high-level Housing Strategy Review updates the strategic housing priorities for the period 2021 to 2023, after which the new unitary council will assume responsibility for housing in North Yorkshire. Housing Board recognises the challenges and opportunities this change brings and is committed to ensuring that the housing needs of residents and communities continue to be met going forward.

STAFFING UPDATE

At the end of March we say a sad goodbye to Amanda who has worked as a Rural Housing Enabler for 16 years. Since 2011/12 Amanda has been involved in enabling 378 homes in Richmondshire and Hambleton. We want to say a huge thank you to Amanda for all her hard work, she will be very much missed. We want to wish her well for her retirement. You may have seen that we are looking to recruit replacement RHEs for both Hambleton and Richmondshire and hope to be introducing some new Team members to you very soon.

Rural Homes enabled by Amanda since 2011/12



We are here to help...contact your Rural Housing Enabler:

David Siddle, East Riding call 07711 808298 or email david.siddle@eastriding.gov.uk

Amanda Madden, Hambleton and Richmondshire position is currently being recruited - in the interim please contact **Sharon Graham** email Sharon.Graham@hambleton.gov.uk

Colin Huby, Ryedale and Scarborough call 01653 600666 ext. 43354 or 01723 232538
or email colin.huby@ryedale.gov.uk or colin.huby@scarborough.gov.uk

Matthew Brown, Selby call 01757 705101 or email mbrown@selby.gov.uk

Andrew Carruthers, Craven call 01756 706309 or email acarruthers@cravenc.gov.uk
or **Sharon Graham** email Sharon.Graham@hambleton.gov.uk

Supported by Local Government York, North Yorkshire and East Riding



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